This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 061120001.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Wayne Williams and Carol Williams
1135 Eastdale Ave
Nashville, TN 37216

SEND TAX BILLS TO:
1315 Twin Springs Dr.
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JULIA E. HAMILTON, A WIDOW** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **WAYNE WILLIAMS AND WIFE, CAROL WILLIAMS** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 140, on the Plan of Eastdale Place, as shown by plat appearing of record in Book 547, pages 29 and 30, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Greg Maggart, by Warranty Deed from Brenda K. McClearen, a single person, dated July 19, 1993, appearing of record in Book 9018, page 121, of the Register's Office of Davidson County, Tennessee. Greg Maggart having since died leaving the property to his wife, Julia E. Hamilton. Affidavit of Heirship recorded in Instrument No. 20011116-0125744, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1135 Eastdale Ave, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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BILL GARRETT, Davidson County
Trans:T20150104321 DEEDWARR
Recvd: 12/10/15 09:56 2 pgs
Fees:13.00 Taxes:841.75
20151210-0124241

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 4 day of December, 2015

Julia E. Hamilton

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Julia E. Hamilton, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4 day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $227,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4 day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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